



Check out the YouTube video at www.LovelyTorontoCondos.com

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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this featuresheet. All measurements are approximate. The statement contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit parties under any agency contract.

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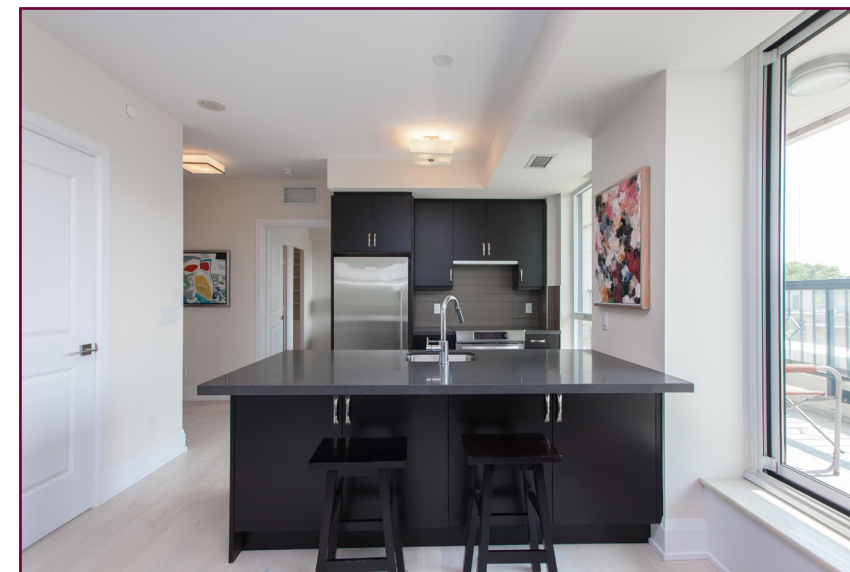
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Guiding you home



2 Old Mill Drive #617

Mature West End Neighbourhood



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#617-2 Old Mill Drive, Toronto

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Premium Suite in Spectacular New Building in Bloor West!
Brand new, **never lived in** spacious **south-west facing corner suite with terrace!** **Over \$40,000 spent in upgrades!!**

Enjoy this **boutique, low-rise building** in the sought after Old Mill/ Riverside Drive pocket of Bloor West Village. Walk to the fabulous shops along **Bloor, the Jane subway station and beautiful Etienne Brule Park.**

Exceptional floor plan with split layout, 2 bedrooms plus a den, 2 full baths, deluxe kitchen with and an exquisite array of upgrades throughout. This suite is part of the Tridel Diamond Collection in the building which features superior finishes.

Dine, entertain and relax on the huge **200 square foot wrap around covered terrace with views of the CN Tower.** Lots of space if working from home, or hosting the grandchildren, or if you're looking for a place for family meals around your large dining room suite.

Ownership includes 1 underground parking spot and extra large storage locker.

This executive condominium blends with its neighbours in the exclusive **Old Mill & Kingsway neighbourhoods** surrounded by gracious homes!

Ideal for “empty nesters” coming from a larger home or executive couples! **Well run building with first class amenities.**

- Suite Features:**
- A well designed layout with **large principal rooms & 9’ ceilings** throughout. (Note upgraded ceiling to flat not stippled).
 - Engineered wood flooring throughout.
 - Gracious foyer with a **double coat closet with custom built-ins.**
 - **Expansive living/dining room** is made for entertaining. **2 walk-outs** to the terrace. **Wall to wall windows** flood the space with loads of natural light.
 - **To maximize space, the den** can be converted to a large dining room, with lots of space as well for your home office. Halogen pot lighting.
 - **Designer, customized, Irpinia Signature kitchen** cabinetry with **breakfast bar, quartz counters** (upgraded colour and double polished edge with metered apron front), quality **stainless steel appliances.** See list below of additional owner upgrades.
 - **Terrace** includes a hose bib and **bonus gas barbecue outlet,** just like a house!
 - Stylish, tiled **3 piece guest bath** with frameless clear glass shower door enclosure.
 - **Master bedroom** with large **walk-in closet** with new quality, after sale Komandor custom built-ins.
 - **4 piece ensuite bath** with quartz counters. See below for additional upgrades.
 - Split plan layout of the **2nd bedroom** allows for mutual privacy. Linen closet. Double closet also includes after sale Komandor custom built-ins and doors.

- **Laundry just off the main hallway** is nicely tucked behind closet doors. Stacked front-loading dryer and energy star high-efficiency front-loading washer.

- Owner initiated upgrades include: Over \$40,000 spent**
- Plaster-smooth ceiling in lieu of included stipple ceiling throughout suite
 - Halogen pot lights in den
 - Satin nickel bathroom accessories; Toto ultramax toilets
 - Additional infinity towel bars in bathrooms
 - Frameless, clear glass shower door and enclosure
 - Quartz vanity countertop in ensuite bathroom
 - Delta slide bar round style handheld shower in ensuite bathroom
 - Pedestal sink in main bathroom;
 - Moen grab bars in both bathrooms; Moen curved shower bar in ensuite bathroom
 - Faber Cristal HC Integrated hood fan in Kitchen; KitchenAid slide in range; Kitchen Aid Dishwasher;
 - Upgraded kitchen countertop colour and double polished edge with metered apron front
 - Additional kitchen cabinetry including pullout drawers and shelving; additional electrical features.
 - Owner installed Komandor customized closets & doors in second bedroom, hallway, and walk-in closet in master bedroom.

Mature West End Neighbourhood!
An affluent and well established location known for its **idyllic setting along the Humber River, tree-lined streets and cosy community!**

Miles of parkland surround! The picturesque **Humber River Valley parklands** is the perfect spot to enjoy long walks, watch salmon swimming upstream and enjoy the abundance of wildlife just a stone's throw to the east. **Etienne Brule Park** follows the Humber River and is part of a **10 km paved trail** that links cyclists, in-line skaters, walkers, and joggers to the **Martin Goodman Trail on Toronto's western waterfront.**

Attention golfers! Within a 10 minute drive to some of the **best golf courses of Toronto** — Lambton, Weston & St. George's.

Residents can enjoy spa treatments, afternoon tea, brunch or a drink & dancing at the **historic Old Mill Inn & Spa** or catch a flick at the **Humber Theatre** at Bloor and Jane Street.

Shopping could not get any better! Bloor West Village shopping district features many specialty shops, fruit markets, European delis/bakeries and fantastic restaurants. Walk to do all your grocery shopping – including Bloor West Meat Market, Snapper's Fish Market and the infamous Cheese Boutique just a quick drive away.

The Kingsway Village shopping district at Royal York & Bloor has a mix of small shops, a flagship LCBO, restaurants, cafe's and professional/ medical services.

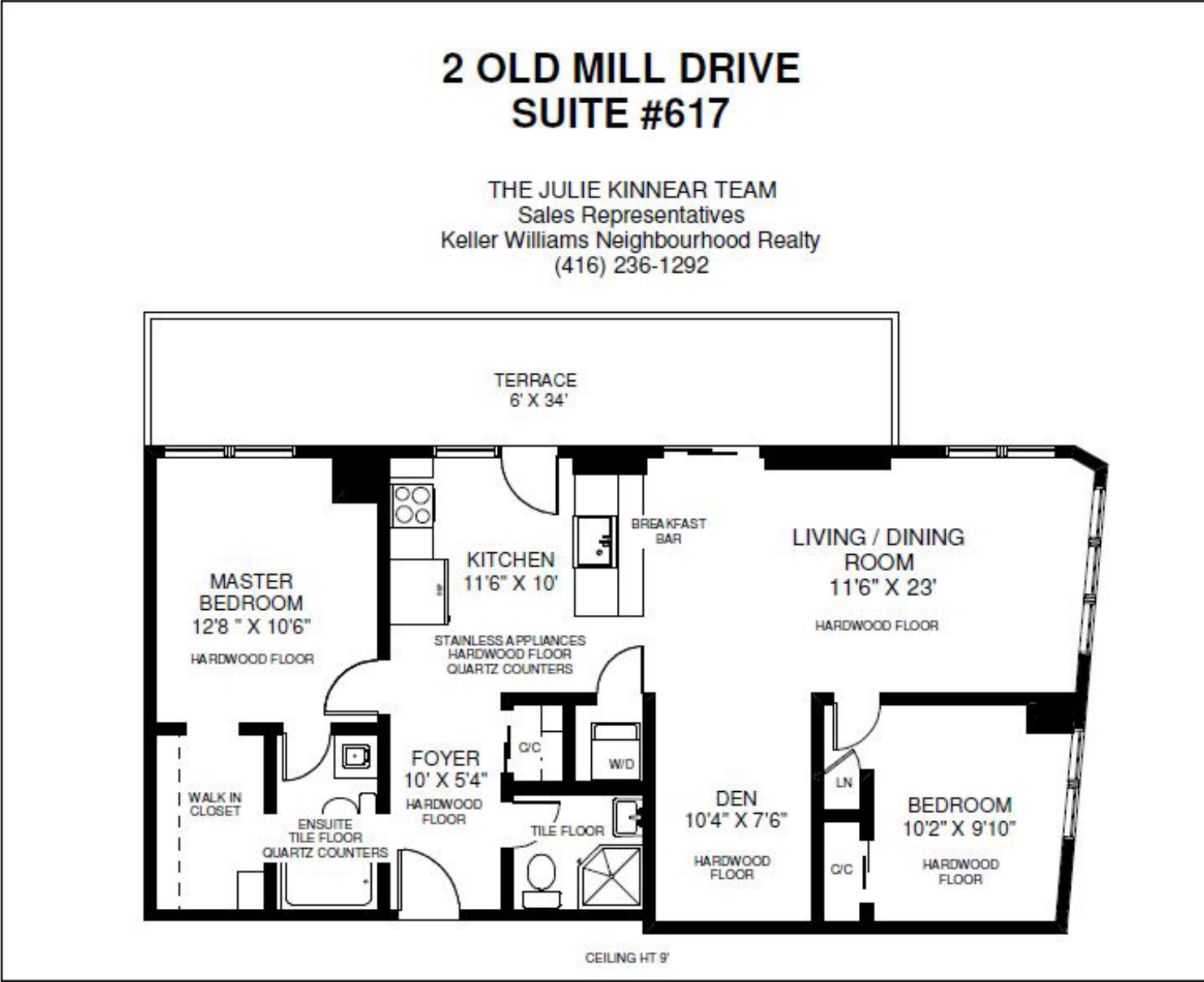
Superb school district - **Humberside Collegiate and Swansea Jr. & Sr. Public School is a big draw for families** – with its legendary reputation (celebrating its 124th year) & indoor pool, it is committed to academics, the arts, 2nd languages, sports & technology.

Well served by public transit! **Walk to Jane subway station** one block away, connecting you along the Bloor-Danforth subway lines. **Be downtown or at the airport in just 20 minutes.**

The Building ~ Two Old Mill Bloor West

A green Tridel building with state of the art features and 5 star amenities!

- Fitness centre, salt water indoor swimming pool, yoga room, concierge, guest suites, party room and roof top terrace.**
- **Individual metering** of electricity, hot water, heating and cooling consumption.
 - Central building water filtration system.
 - Personally encoded suite intrusion alarm system.
 - In-suite sprinkler system and hard-wired fire alarm speaker.



Bedrooms: 2 + 1	Baths: 2 (1x3 Piece) (1x4 Piece)	Possession: 30-45 Days/TBA	Upgrades: \$31,331.91 + \$10,000 for closet organizers
Parking: Owned 1 underground parking spot P3#75		Locker: Owned 1 extra large storage locker P4#115	
2015 Approximate Annual Expenses: Taxes: \$4013.51 Maintenance: \$598.75 Includes: Water, parking, common elements & building insurance			
Inclusions: KitchenAid stainless steel: Fridge, stove & microwave, Faber Cristal HC integrated exhaust hood & fan, built-in dishwasher, washer, dryer, electric light fixtures.			

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